

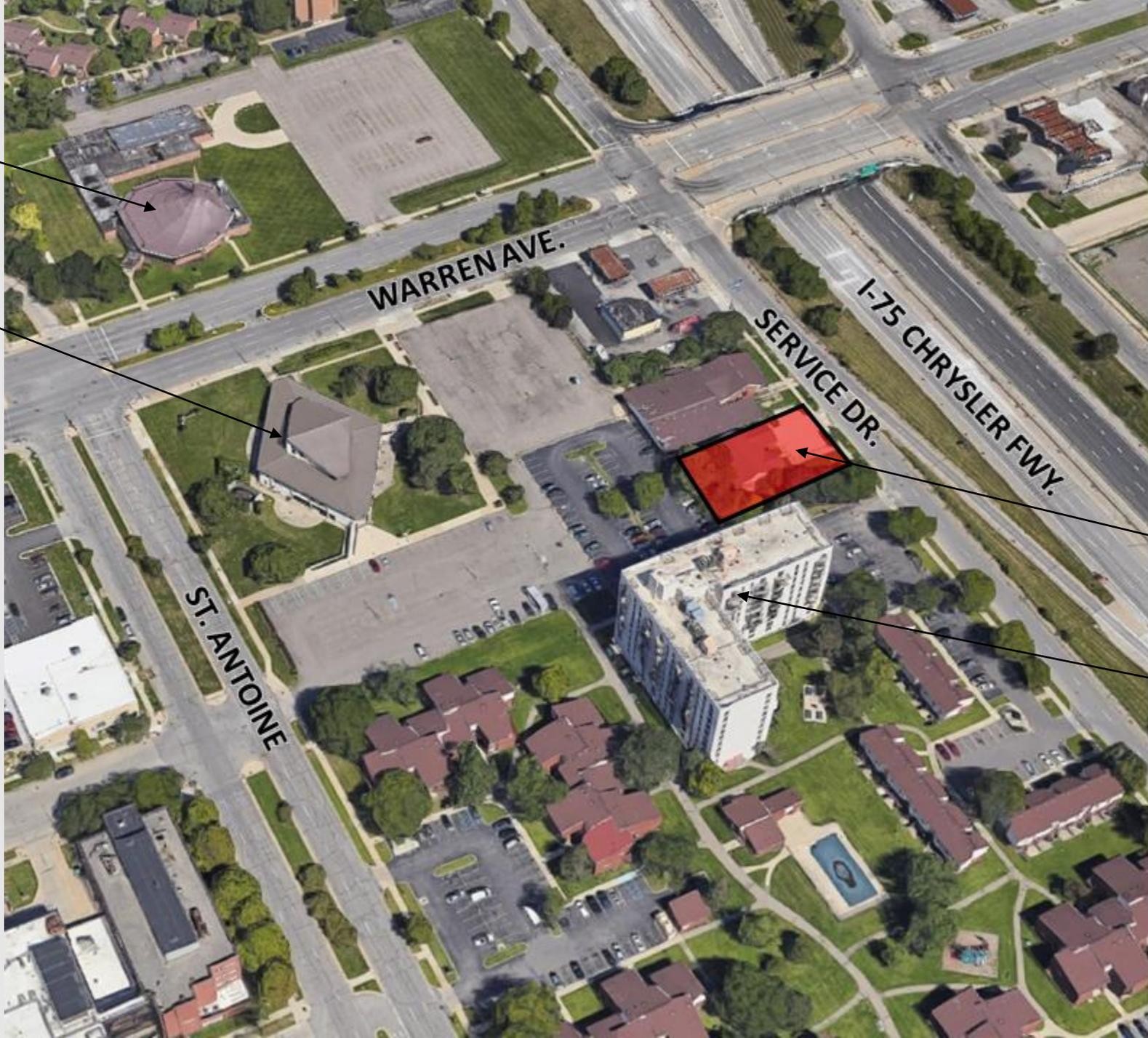
PD Minor Modification 4801 Chrysler Service Drive



Jamie Murphy, CPC staff

Bethel A.M.E.
Church

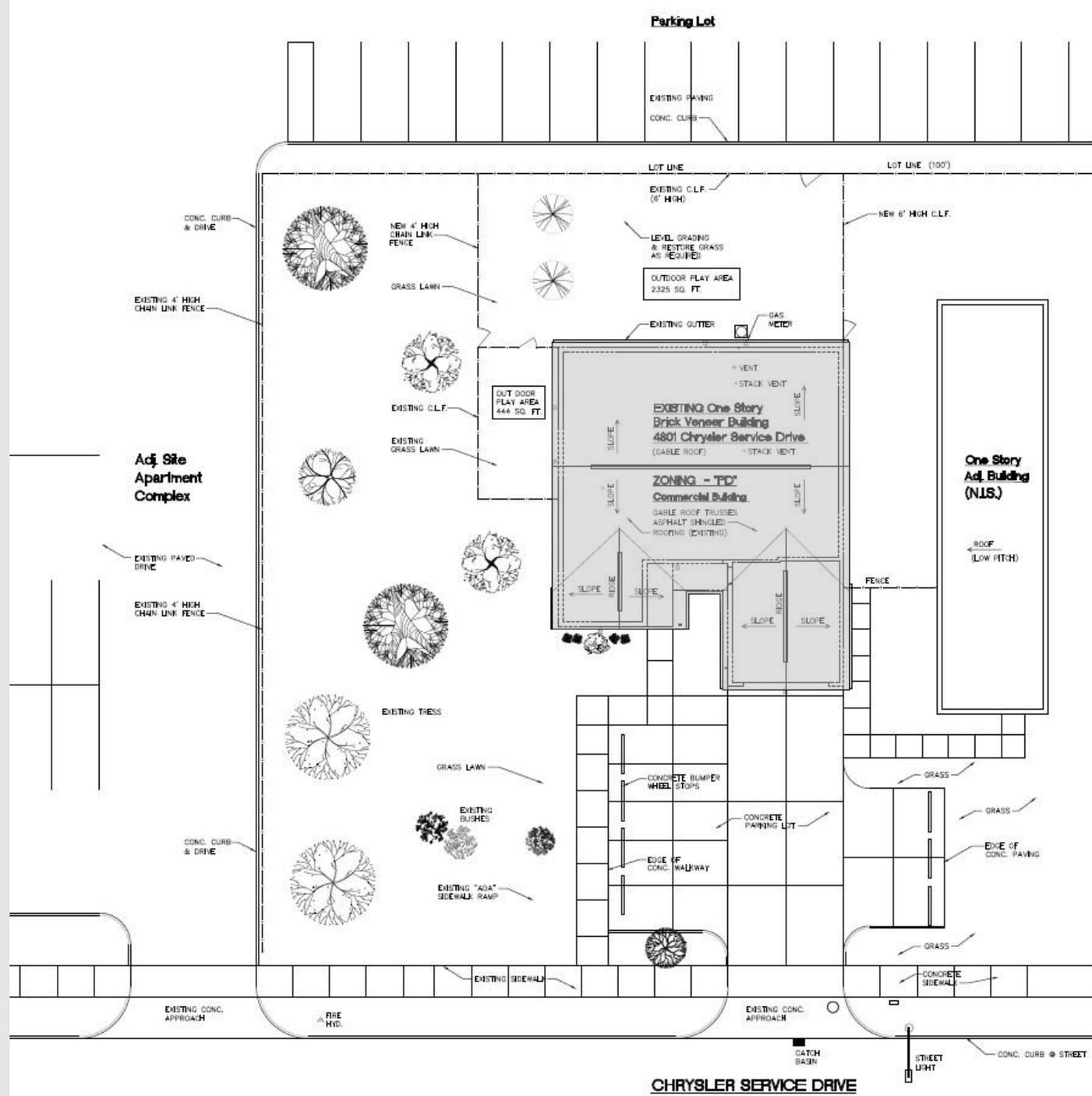
Plymouth United
Church of Christ

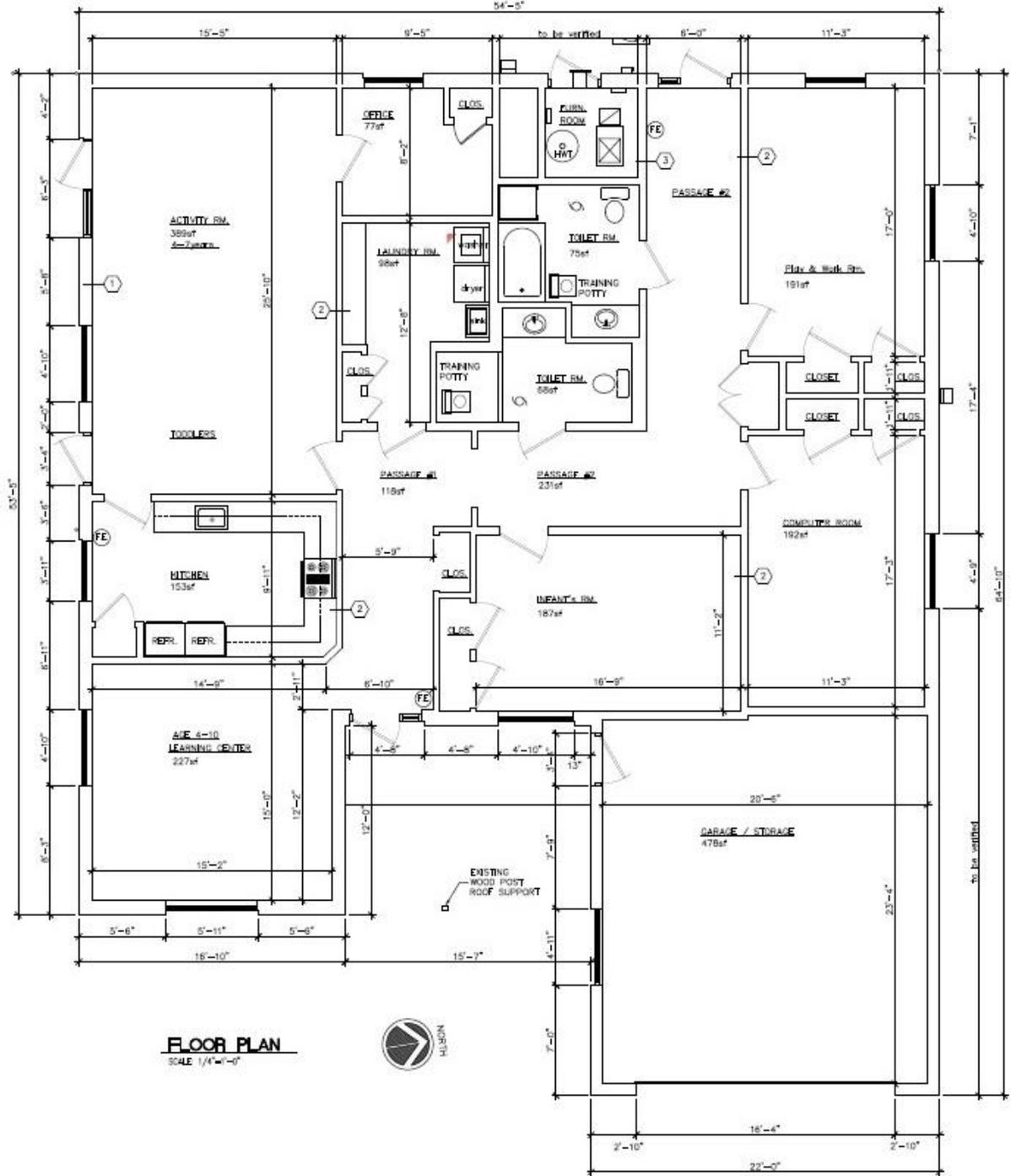


Subject Property

Cityview
Senior Tower







History

- Rezoned from B4 (General Business), R5 (Medium Density Residential), R3 (Low Density Residential) to PD (Planned Development) by Ordinance 845-G in 1973
- No approved development plans but included in the Medical Center #3 urban renewal plan which was adopted in 1967
- This block is designated for *Medium Density Residential* or alternatively as *Church*
- As the proposed Child Care Center use is not among the specified uses for the parcel, a minor modification of the PD is needed

Recommendation

- While residential and religious uses are specified for this block, institutional uses such as child care centers would also be compatible with the area
- No external changes to the building are proposed at this time. Minimal interior changes are proposed.
- Although parking is not required as this is an existing building less than 3,000 square feet, seven parking spaces are provided which meets the requirement for a child care center of this size
- Due to the need for child care in the city and the above analysis, staff recommends approval of this request for a minor modification of the existing PD District